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DATE	4.20.04	TIME	6:00-8:00
PROJECT	Wichita 21 <sup>st</sup> Street Revitalization Plan		
SUBJECT	Workshop #2 Steering Committee Notes		

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**GUIDING PRINCIPLES**

The following notes were taken during the discussion with the Steering Committee on the draft Guiding Principles:

- The uniqueness of the west corridor is a valuable community asset that has a key role in the historical heritage of Wichita. (new principle perhaps?)
- There is a feeling that all principles support the west sub-area—besides the WSU principle; there is a similar feeling that all the principles support the east sub-area.
- Caution to not disenfranchise the plan area- represent all of the areas equally
- WSU is largely a commuter campus and a campus heart will be hard to achieve
- Maybe invert the order of the WSU principle to deemphasize the role of WSU
- WSU is outside the precise boundary of the plan area; for the most part, it was felt that the institution will not help or contribute to the area; most of the students and staff don't live in the area; the school will not take anything away from the east corridor; most students do more than 5 mile drives to campus.
- A major change agent needs to happen to change the plan area--- don't know what that is— what is the paradigm shift and on what side?
- Historically, nearly all students live away from the area and/or east of Hillside.
- WSU doesn't play a BIG role in future redevelopment, it plays a very limited, MINOR role- “not enough to hang your hat on.” / Mitigate focus on WSU potential as an agent of change.
- Replace “key” with “limited” in the WSU principle
- Do we need to reword the diversity and cultural resources principle? Ethnic diversity and cultural resources.
- #1- Works both ways- if Wichita isn't healthy, the area won't be healthy; the symbiotic economic relationship at the macro and micro levels needs to be balanced. \*The economic vitality of the study area and the greater Wichita Area are inter-related (symbiotic).\*

## GENERAL COMMENTS

The following notes were taken during the discussion with the Steering Committee on the pie-in-the-sky / what-if discussion

- The Hispanics and African-American residents don't mix. Do/will the ethnic residents ever mix? On Grove St. in east sub-area there are currently a number of Spanish residents. A thought was shared that eventually there will not be any African –American residents in that area, that the Hispanic population will expand to the east.
- As a committee we need to develop an overriding goal; need to define what the main issue is (social, economical, etc). Need a “big picture” statement to frame the discussion and the plan.
- Out of this, we need to empower the community (the “how to” knowledge to become better leaders, etc.) to help implement the plan in the future. Need to add a little something that emphasizes the City will nurture the development and implementation of the plan (seems like “we’re doing this plan and then you’re on your own”).
- The industrial corridor is where some of the wealth could take place; as a team, we need to come up with a platform for change.
- Community Development Corporation is working on developing future training etc. for after the plan is complete.
- We need to “Empower the community to steer and formulate the continued form for the area, to provide a platform for community members.”

## WHAT-IF DISCUSSION

- Important to deal with aesthetics of the entire plan area- primarily in the central area.
- Refinery is gone, cleaned up, and a viable use- conducive to wealth creation, is located on the site.
- Grade separation (raise railroad) and realigning the railroads.
- Raise the road, not the railroad.
- Vision: ‘Better sign off I-135 (signing to ethnic neighborhoods); don’t see junk (refinery, junk yards) see office and retail space; 21<sup>st</sup> travels under the railroad through to Broadway; south side all Asian, north side Hispanic; attractive businesses with no graffiti and the new car wash (at N. Arkansas); people can park and walk everywhere.’
- Major gateway into the City (at I-135) and the plan area, to attract regional travelers.
- Intermodal hub; motel needs; nice/cleaned up industrial park that offers employment opportunities; sports facility; amusement park; multi-purpose facility park; restaurants; casino
- Utilizing but fixing the railroads, smaller industrial areas buffered with open space and a recreational facility; clustering of like uses takes place.
- 21st Street - separate Hispanic areas and Asian areas (like Chinatown) but open to the public.
- Multi-cultural event center interlocking the east and west.
- More on-street parking and off-street parking- a balance
- Designated parking areas that encourage pedestrian activity + streetscape improvements
- Create an area that is similar to Downtown Lawrence- mix of businesses along a walkable street.
- Jardin/Zocalo/Plaza – future fiestas etc.
- Experience Economy – will spend more money for same good if the experience is better in that area.